

Cover Sheet for:

Preliminary Plan 1-95042

Project Application

APPLICATION

Preliminary Plan Review

For M-NCPPC Staff Use Only

Date Application Received 11-23-94

Date Application Complete _____ by _____

DRC Meeting Date _____

P.P.R. File Number 1- 95042NR/IFSD File Number 4- 94162

P.P.R. Fee

(Attach Fee Worksheet) \$17,750Fees Received by CRDName of Proposed Preliminary Plan (subdivision) Clarksburg Town Center

Prior Preliminary Plan, if any _____ No. 1- _____

Name of Pre-Application Submission, if any _____ No. 7- _____

Special exception / variance, if applicable: case #S- _____ or A- _____

Zoning case, if applicable: _____

case #G- _____

date granted _____

Project Plan, if applicable: _____

name: Clarksburg Town Center

No. # 9- _____

If resubdivision of recorded lots, M-NCPPC Plat # _____

Is property in the Locational Atlas and Index of Historic Sites? ☐ Yes ☒ NoIs property on the Master Plan for Historic Preservation? ☐ Yes ☒ No

Incorporated municipality or special taxing district, if any _____

Waivers requested, if any (identify code section and attach justification) 54-C-10.3.8

Location

either: Lot _____ Block _____ Subdivision _____

or: Parcel _____ Liber _____ Folio _____

and

either: on _____ feet _____ of _____
Street Name N.E.W.S. Street Nameor: S.E. quadrant, intersection of Frederick Road and Clarksburg Road
N.E.S.W. etc. Street Name Street Name200 scale topo base map no. 13NW/233NWTax map page number 196Planning area Clarksburg

Site Area:

Gross area of Preliminary Plan	<u>267.50</u>	ac.	<u>11,652,300</u>	sf
Area dedicated to Public Use	<u>111.42</u>	ac.	<u>4,853,455</u>	sf
Total net area	<u>156.08</u>	ac.	<u>6,798,845</u>	sf
Area by Zone:				
Zone 1: Residential RMX2	<u>182.70</u>	ac.	<u>7,958,412</u>	sf
Zone 2: Office/Retail RMX2	<u>14.60</u>	ac.	<u>635,976</u>	sf
Zone 3: RD7	<u>70.20</u>	ac.	<u>3,057,912</u>	sf



Development Information:

RESIDENTIAL	No. OF UNITS	NON-RESIDENTIAL	GROSS FLOOR AREA
Total lots proposed	<u>834</u>	Commercial Office	<u>100,000</u>
Total units proposed	<u>1,300</u>	Commercial Retail	<u>150,000</u>
Total No. Existing d.u. to remain	<u> </u>	Industrial	<u> </u>
Included MPDU's	<u>163</u>	Other	<u> </u>
Included TDR's	<u>0</u>	Other	<u> </u>
		Total gross floor area proposed	<u>250,000</u>

METHOD OF DEVELOPMENT

Proposed sanitary system:

☒ Public water

☐ Well

☐ Standard ☐ MPDU ☐ Cluster ☐ TDR

☐ Septic

☒ Public sewer

x Optional

Legal restrictions on property not shown on plan, if any:

Tax account numbers:

1. 26117 2. 28787 3. 28776
4. 5. 6.
7. 8. 9.

Applicant information:

1. Applicant (Owner or Contract Purchaser)

Piedmont Land & Clarksburg Land Associates - T/A Clarksburg Town Center Venture

c/o 4733 Bethesda Avenue, Suite 530

Bethesda

MD

20814

City

State

Zip Code

(301) 961-4910

(301) 961-4930

Phone No.

Fax No.

2. Developer (if different from Applicant above)

Name

Street Address

City

State

Zip Code

()
Phone No.

()
Fax No.

3. Engineer/Surveyor

Loiederman Associates, Inc.
Name
15200 Shady Grove Road, Suite 202
Street Address
Rockville MD 20850
City State Zip Code
(301) 948-2750 (301) 948-9067
Phone No. Fax No.

4. Attorney

Linowes and Blocher
Name
1010 Wayne Avenue, 10th Floor
Street Address
Silver Spring MD 20910
City State Zip Code
(301) 650-7056 (301) 495-9044
Phone No. Fax No.

Applicant hereby acknowledges that the 60-day time allotted for review by the Planning Board, as set forth in Section 50-35(f) of the Subdivision Regulations, will not commence until all supporting information necessary for a decision for the subject application is provided to the Montgomery County Planning Department so that it can be referred to the appropriate agencies for comment.

Signature of applicant (Owner or Contract Purchaser):

A. Kurbang
Signature

11/23/94
Date



Preliminary Plan Review Application, *continued* Checklist

4 of 5

An application will not be accepted for review unless all required information and fees have been provided.

1. GENERAL INFORMATION

No. Copies	Engineer/Surveyor	M-NCPPC Staff
	Submitted or N/A	Accepted or Not Accepted
12	X	
12		
1	X	
12	N/A	

- 1.1 Complete application form
- 1.2 Approved development plan, special exception plan, project plan application number(s) and opinion(s)
- 1.3 List of adjacent/confronting property owners presented in conformance with the Board's noticing requirements
- 1.4 Justification sheet for waiver(s) or variations of zoning or subdivision standards/requirements necessary for plan to be approved, if any

An application will not be reviewed unless the following information has been submitted with the application:

2. PRELIMINARY PLAN DRAWING

- 2.1 Scaled drawing with north arrow
- 2.2 Title information
- 2.3 Vicinity location map
- 2.4 Signature of registered engineer/surveyor
- 2.5 Plan notes in tabular form to include zoning, acreage, schedule of required/ provided zoning standards, types and amounts of uses proposed, etc.
- 2.6 Location and names of adjacent subdivisions including lot, block, record plat/preliminary plan/site plan application numbers
- 2.7 Location and typical section for existing/proposed streets, dedicated ROW's, and related easements
- 2.8 Boundary outline of property with survey tied to the WSSC or Maryland State Grid System
- 2.9 Existing and proposed utilities including easements
- 2.10 Conceptual sewer and water plan
- 2.11 Existing zoning with zoning lines (if split zoned)
- 2.12 Proposed lot and block layout with street and other dedications shown including sites for public uses, ROW's and easements
- 2.13 For sites other than single-family dwellings, identify uses proposed with dimensions and area of each site, with interior roads and access shown
- 2.14 Existing/proposed wells/septic areas on-site and within 100' of property
- 2.15 Areas for stormwater management, open space, recreation, forest conservation, trails and sidewalks (on-site)
- 2.16 Existing topography at 5' intervals
- 2.17 Conceptual grading/limits of disturbance
- 2.18 Staging sequence/development program
- 2.19 Special requirements for cluster, TDR and MPDU Plans

45	X	
	X	
	X	
	X	
	X	
	X	
	X	
	X	
	X	
	X	
	X	
	X	
	X	
	N/A	
	X	
	X	
	X	
	X	
	X	

Preliminary Plan Review Application, *continued* Checklist

3. SUPPORTING FUNCTIONAL INFORMATION/DRAWINGS

	No. Copies	Engineer/Surveyor	M-NCPPC Staff
		Submitted or N/A	Accepted or Not Accepted
3.1 Approved Natural Resources Inventory / Forest Stand Delineation	12	X	
3.2 Forest conservation plan and worksheet	12	X	
3.3 Proposed stormwater management concept (attach copy of completed SWM application form)	7	X	
3.4 Storm drainage area study with map showing upstream watershed	7	X	
3.5 Traffic study including			
a. staging ceiling and/or	8	X	
b. local area review	8		
3.6 Tentative street profiles	5	X	
3.7 Sight distance evaluation certification	5	X	
3.8 Existing lot layout for resubdivisions with delineation of neighborhood	2	N/A	
3.9 Required Information for Health Dept. approval of septic areas	5	N/A	
3.10 Off-site utility connections and other off-site features affecting plan	12	X	
3.11 TDR density calculations including base density, TDR units, MPDU units, density allowed by area master plan and 2/3 of required TDR's	1	N/A	
3.12 Draft traffic mitigation agreement if site is located in transportation management district	5	N/A	
3.13 Composite plan if preliminary plan includes more than one sheet as submitted	12	X	

The engineer or surveyor hereby certifies that all required information for the submission of a preliminary plan of subdivision has been included with this application.


Signature of Engineer/Surveyor

11/22/94
Date